

- LEGEND**
- TRAFFIC SIGN
 - MAILBOX
 - DRILLED WELL
 - CATCH BASIN
 - METAL PIPE
 - REBAR
 - UTILITY BOX
 - UTILITY POLE
 - UTILITY LINE
 - WIRE FENCE
 - TREE LINE
 - APPROXIMATE TAX MAP LINE
 - TEST PIT/PERC
 - PROPOSED LAMN AREA
 - PROPOSED SHRUBBERY

Lands of Diane Feilen
Deed Liber 5910 Page 077
UCCO FM #12129
SBL:103.3-3-69.100

Lands of The Hepworth Family Limited Partnership
Deed Liber 5243 Page 170
UCCO FM #05-1489
SBL:103.3-3-13.112

Lands of The Hepworth Family Limited Partnership
Deed Liber 5243 Page 170
UCCO FM #05-1489
SBL:103.3-3-13.112



LOCATION MAP SCALE: 1" = 2000'
USGS QUADRANGLE: POUGHKEEPSIE



SECTION: 103.3, BLOCK: 3, LOT: 68
TAX MAP SCALE: 1" = 600'

TOTAL AREA : 4.94 ACRES

ZONE R-Ag with BC OVERLAY
UTILIZING HD BULK REQUIREMENTS

TABLE OF BULK REQUIREMENTS

	REQUIRED	PROPOSED
ZONING DISTRICT	HD	HD
MINIMUM LOT AREA	2 ACRE	4.94 ACRE
MINIMUM LOT WIDTH	200'	556'
MINIMUM LOT DEPTH	200'	384'
MIN. AGRICULTURAL SETBACK	N/A	N/A
MINIMUM FRONTYARD SETBACK	*69	71.3'
MINIMUM SIDEYARD SETBACK	25'/50'	25'/46.7'
MINIMUM REARYARD SETBACK	*35'	35'
MAXIMUM BUILDING HEIGHT	35'	35'
MAXIMUM BUILDING COVERAGE	40%	43%

* Town of Marlborough Zoning Board of Appeals granted a 6' variance for front yard setback to reduce from 75' to 69', and a 40' variance for the rearyard setback to reduce from 75' to 35' on April 11, 2019.

PROPOSED USE:
155-12 Use Regulations: (E) (2) (a) Wholesale Storage Establishment

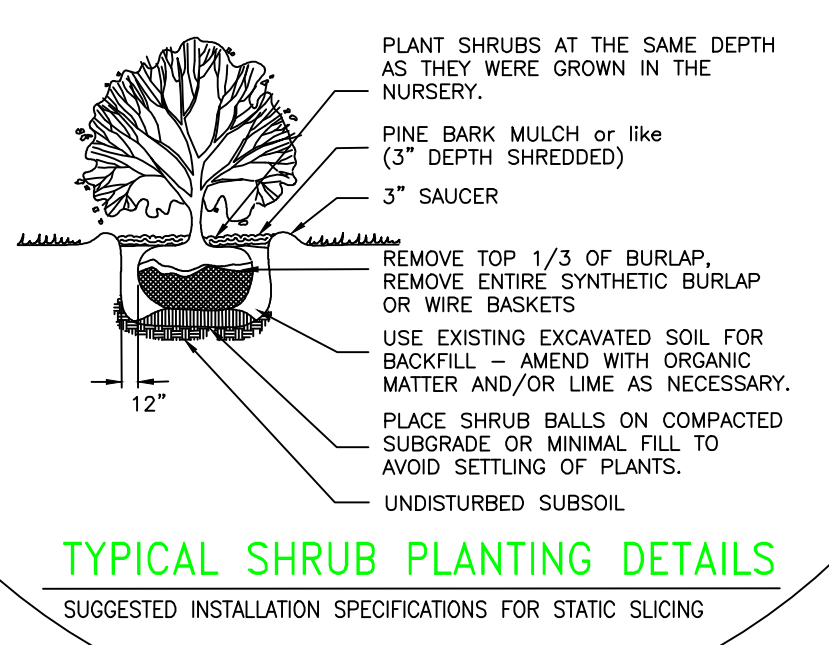
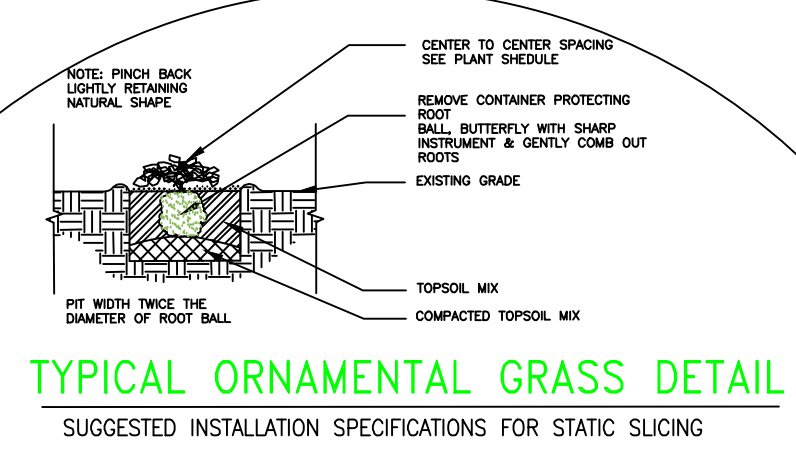
Royal Energy Properties is a public Cold & Dry Storage Facility with accessory agricultural use of Research & Development of Grape Seed Processing.

HOURS OF OPERATION: 7am - 5pm Mon-Fri
NUMBER OF EMPLOYEES: 10

PARKING SCHEDULE

	SPACES REQUIRED	SPACES PROVIDED
WHOLESALE ESTABLISHMENT, WAREHOUSE.....	5	7
	1 per 2 Employees	

ALL SIGNAGE TO BE ON BUILDING AS PER ELEVATION DRAWINGS



PROPOSED LAYOUT
MAP OF SITEPLAN
PREPARED FOR

ROYAL ENERGY PROPERTIES, LLC

- SITUATE -
TOWN OF MARLBOROUGH ULSTER COUNTY, NEW YORK

GRAPHIC SCALE (IN FEET)
1 inch = 30 ft.



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I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 06 August, 2019 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

BY: Patricia Pauli Brooks, L.S. map check
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25 July, 2019 PROJ#8613, DWG#8613aite.DWG